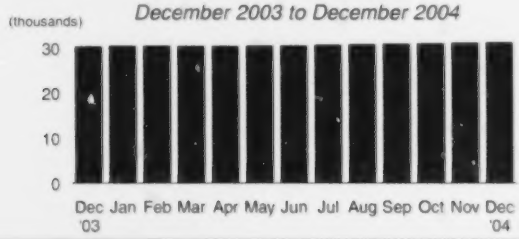
YUKON MONTHLY STATISTICAL REVIEW
January 2005

The most current statistics available on the state of the Yukon's economy

1. Population

The Yukon's population as of December 2004 was **31,127**. One year ago, in December 2003, the population was **30,255**. The difference is an **increase of 872** individuals, or **2.9%**, in the Yukon's population. *(See page 3 for more detail.)*

Yukon's Population,
December 2003 to December 2004



2. Employment

The number of people employed in the Yukon as of January 2005 was **16,000** (seasonally adjusted). This figure is an **increase of 1,700, or 11.9%**, from the January 2004 figure of **14,300**.

The seasonally adjusted unemployment rate in the Yukon as of January 2005 was **5.4%**. One year ago the rate was **7.1%**. The difference is a **decrease of 1.7** percentage points from January 2004 to January 2005. *(See page 4 for more detail and note regarding revisions.)*

Yukon's Employment,
January 2004 to January 2005

3. Inflation

The annual rate of inflation in Whitehorse (figures are not available for the Yukon) was **2.9%** as of December 2004. The annual average inflation rate in Whitehorse for 2004 was **1.0%**. *(See page 6 for more detail.)*

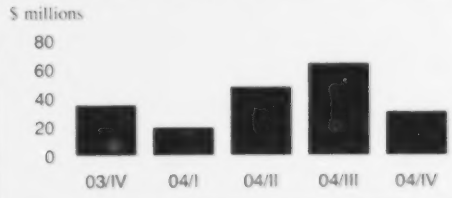
4. Rental Units

The median rent (half the rents are higher and half the rents are lower) in Whitehorse as of December 2004 was **$660**. This figure is an increase of $10 over September 2004. The vacancy rate for Whitehorse **decreased slightly from 7.0%** in September 2004 to **6.1%** in December 2004. *(See page 7 for more detail.)*

5. Real Estate

The total value of real estate transactions in the Yukon for the fourth quarter of 2004 (October, November, December) was **$29,273,700**. On an annual basis, the total value of real estate transactions for 2004 was **$157,476,700**. This is the **highest total annual value since the survey began in 1977**. *(See page 7 for more detail.)*

Yukon's Real Estate Transactions,
Fourth Quarter 2003 to Fourth Quarter 2004



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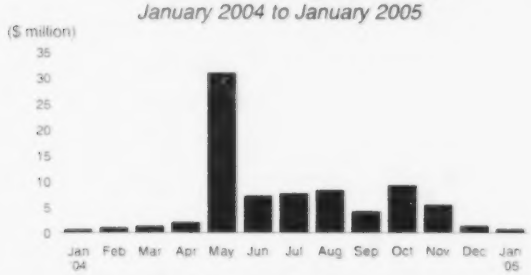
6. Construction

The value of building permits issued in the Yukon for January 2005 was **$588,000**. One year ago, in January 2004, the value was **$558,000**. The total annual value of building permits for 2004 was **$77,463,000**, compared to **$50,779,000** in 2003. The large spike in building permit values in May 2004 is due in large part to construction of the multiplex in Whitehorse. *(See page 8 for more detail.)*

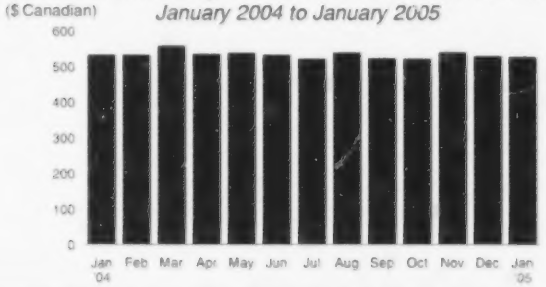
Yukon Building Permits,
January 2004 to January 2005



7. Resources

The commodity price in Canadian dollars for a troy ounce of gold was **$524.66** as of January 31st, 2005 on the London Exchange. One year ago the commodity price was **$530.23**. The difference is a **decrease of $5.56**, or **1.0%**, in the commodity price of a troy ounce of gold. *(See page 9 for more detail.)*

The Commodity Price of an Ounce of Gold,
($ Canadian) *January 2004 to January 2005*

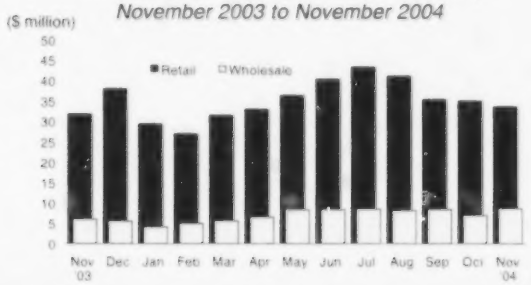


8. Retail & Wholesale Trade

The preliminary value of retail trade in the Yukon for November 2004 was **$33,567,000**. This figure is an **increase of $1,834,000**, or **5.8%**, from the value of retail trade one year ago in November 2003.

Comparing November 2003 with the preliminary value for November 2004, wholesale sales have **increased by $2,616,000**, or **43.4%**, from **$6,022,000** to **$8,638,000**. *(See page 10 for more detail)*

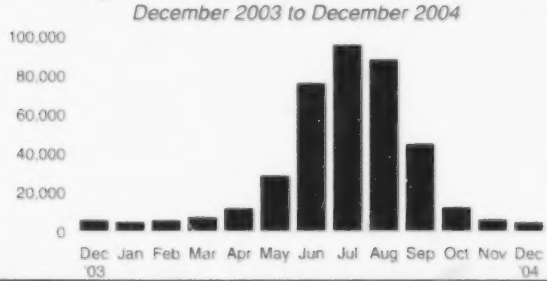
Monthly Retail and Wholesale Trade in the Yukon,
November 2003 to November 2004



9. Travellers

The number of travellers entering the Yukon by land at Canada Customs points of entry in 2004 was **377,779**. This is an increase of **11,827** travellers, or 3.2%, over the 2003 total of **365,952**. The largest increase in number of travellers was U.S. residents, an increase of 6,841, or 2.5%. *(See page 11 for more detail.)*

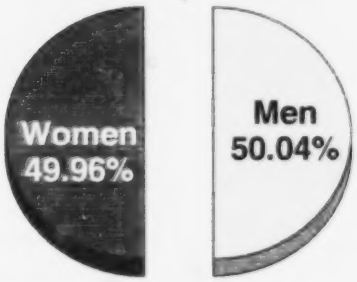
Travellers Entering the Yukon by Land Through Canada Customs Points of Entry,
December 2003 to December 2004



1. Population

1.1 Yukon population by age & sex

Dec. '04	Total	Male	Female
0-4	1,795	896	899
5-9	1,868	943	925
10-14	2,293	1,197	1,096
15-19	2,344	1,197	1,147
20-24	2,017	993	1,024
25-29	1,824	819	1,005
30-34	2,180	982	1,198
35-39	2,325	1,111	1,214
40-44	3,016	1,407	1,609
45-49	3,100	1,540	1,560
50-54	2,757	1,443	1,314
55-59	2,126	1,138	988
60-64	1,331	778	553
65+	2,151	1,132	1,019
Total	31,127	15,576	15,551



Source: Yukon Health & Social Services and Bureau of Statistics.

1.2 Yukon population by community

	Dec 2004	June 2004	Dec 2003
Beaver Creek	125	109	109
Burwash Landing	80	78	75
Carcross	442	419	414
Carmacks	392	391	409
Dawson City	1,811	1,800	1,788
Destruction Bay	56	56	57
Faro	363	360	345
Haines Junction	789	772	790
Marsh Lake*	326	302	279
Mayo	386	388	395
Old Crow	264	263	265
Pelly Crossing	279	269	285
Ross River	345	327	344
Tagish	184	183	186
Teslin	419	411	417
Watson Lake	1,547	1,553	1,551
Whitehorse	23,205	22,673	22,425
Other*	114	115	121
Yukon	31,127	30,469	30,255

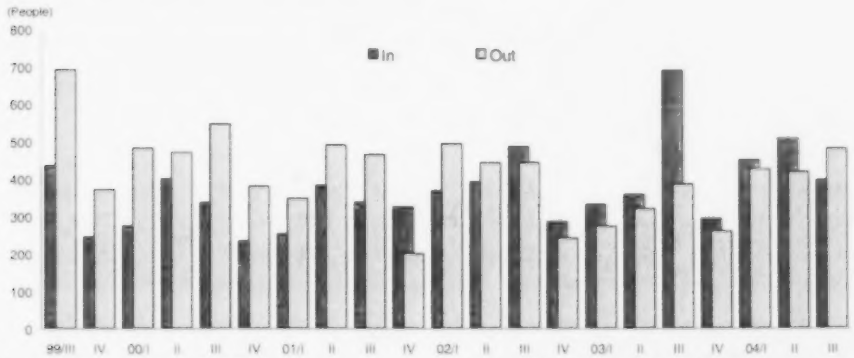
Source: Yukon Health & Social Services and Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

1.3 Yukon births & deaths

		Births	Deaths
2004			
October	(p)	27	13
September	(p)	27	15
August	(r)	38	8
July	(r)	23	11
June	(r)	40	14
May		35	13
April		35	18
March		31	13
February		29	13
January		30	18
2003			
December		34	16
November		28	9
October		27	8

Source: Yukon Department of Health & Social Services.

1.4 Yukon migration estimates*



Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ **1.1** The December 2004 population of the Yukon was 31,127. Of the 31,127 people residing in the Yukon, 49.96% were females and 50.04% were males. Persons under the age of 15 accounted for 19.1% of the population and 6.9% of the population was aged 65 or over.

■ **1.2** In December of 2004, 74.5% of the Yukon's population lived in the City of Whitehorse. Between December 2003 and December 2004, the largest percentage decrease was in the community of Carmacks, which decreased by 17 people or 4.2%. Nine Yukon communities showed increases in population from December 2003 to December 2004.

■ **1.3** In October 2004 preliminary estimates show the same number of births (27) and five more deaths (13) than October 2003.

■ **1.4** Migration statistics for the Yukon show that for the third quarter of 2004 the number of in-migrants was 394 compared to out-migrants of 478. For the third quarter of 2004 the Yukon experienced a net loss of 84 people.

2. Employment*

*Note: Please see table footnotes on page 12.

NOTE: Several important changes to the Labour Force Survey (LFS) are now being introduced. They will affect data all the way back to 1992. Note that these changes **do not** involve modifications to the questionnaire or content of the survey.
All estimates have been adjusted to reflect population counts based on the 2001 Census.
****ALL EMPLOYMENT DATA IN THIS PUBLICATION CAN'T BE COMPARED TO PREVIOUSLY RELEASED LABOUR FORCE SURVEY DATA.**

■ **2.2** In the month of January 2005, the Yukon's rate of unemployment (5.4%) was 1.6 percentage points **lower** than the rate for Canada (7.0%). In January 2004, Yukon's unemployment rate was 0.2 percentage points **lower** than the rate for Canada.

■ **2.3** Comparing preliminary figures for September 2004 with the figures for September 2003, the following changes in government employment in the Yukon have occurred:

- Total government increased by 224, or 4.3%.
- Federal government employment decreased by 32, or 5.2%.
- Territorial general government employment increased by 259, or 6.9%.
- Municipal employment decreased by 7, or 1.5%.

■ 2.1 Yukon labour force statistics (Seasonally adjusted)

		Labour Force	Employed	Unemployed	Unemployment Rate
2005					
January		16,800	16,000	900	5.4%
2004					
December	(r)	16,600	15,800	800	4.8%
November	(r)	16,300	15,500	800	4.9%
October	(r)	16,200	15,400	800	4.9%
September	(r)	16,100	15,200	900	5.6%
August	(r)	16,300	15,400	900	5.5%
July	(r)	16,300	15,300	1,000	6.1%
June	(r)	16,300	15,300	1,000	6.1%
May	(r)	16,100	15,100	1,000	6.2%
April	(r)	16,100	15,100	1,000	6.2%
March	(r)	15,800	14,800	1,000	6.3%
February	(r)	15,600	14,600	1,000	6.4%
January	(r)	15,400	14,300	1,100	7.1%

Source: Statistics Canada.

■ 2.2 Canadian unemployment rates (Seasonally adjusted)

		Yukon	Canada	Nfld. & Lbdr.	PEI	NS	NB	Que.	Ont.	Man.	Sask.	Alta.	BC
		(%)											
2005													
January		5.4	7.0	14.4	10.5	8.7	9.7	8.4	6.7	5.1	4.9	4.4	6.5
2004													
December	(r)	4.8	7.0	14.4	10.4	8.9	9.4	8.6	6.8	5.0	5.3	4.4	6.2
November	(r)	4.9	7.2	15.9	10.4	8.8	9.8	8.9	6.8	5.1	5.1	4.6	6.5
October	(r)	4.9	7.1	15.4	11.3	8.6	9.9	8.5	6.6	5.4	4.8	4.7	6.8
September	(r)	5.6	7.0	15.8	11.1	8.6	9.7	8.4	6.5	5.7	5.7	4.7	6.7
August	(r)	5.5	7.1	15.7	11.1	8.8	10.1	8.0	6.8	5.7	5.1	4.5	7.4
July	(r)	6.1	7.1	14.5	11.3	8.4	9.9	8.4	6.7	5.6	5.2	4.6	7.0
June	(r)	6.1	7.2	15.7	11.3	8.8	9.8	8.2	6.9	5.6	5.2	4.5	7.3
May	(r)	6.2	7.1	15.9	12.1	8.9	9.8	8.1	6.9	5.3	4.9	4.3	7.5
April	(r)	6.2	7.2	16.2	11.9	8.9	9.8	8.4	6.8	5.2	5.4	4.3	7.5
March	(r)	6.3	7.3	15.6	11.6	9.0	9.6	8.4	6.9	5.0	5.9	4.7	7.7
February	(r)	6.4	7.3	15.9	11.7	9.0	9.2	8.8	6.6	4.8	5.6	5.1	7.8
January	(r)	7.1	7.3	16.0	11.1	9.2	10.1	8.9	6.7	5.2	5.6	4.9	7.4

Source: Statistics Canada.

■ 2.3 Government employment in the Yukon*

		Total	Federal General	Territorial General	Territorial Health & Social Services	Municipal
2004						
September	(p)	5,382	587	4,011	330	454
August	(p)	4,833	643	3,346	343	501
July	(p)	4,945	670	3,417	347	511
June	(r)	5,472	656	3,959	345	512
May		5,244	612	3,862	322	449
April		5,042	578	3,731	328	404
March		5,068	571	3,721	326	450
February		5,217	581	3,896	326	414
January		4,911	570	3,610	323	408
2003						
December		5,021	562	3,669	332	458
November		5,016	566	3,682	328	441
October		5,156	579	3,792	325	461
September		5,158	619	3,752	326	461

Source: Statistics Canada CANSIM
Note: Please see table footnotes on page 12

2.4 Average weekly earnings, including overtime

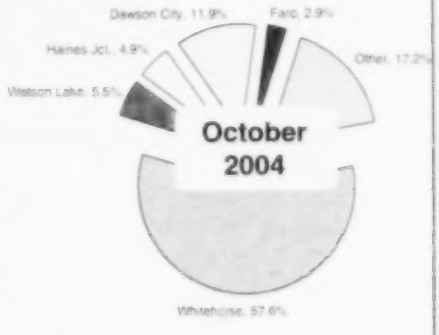
		Yukon Average	Goods producing	Const.	Service producing	Trade	Public Admin.	Transp. & Ware-housing	Accom. & Food Services
		($)							
2004									
November	(p)	813.70	965.29	830.12	800.46	582.20	1003.51	863.39	466.81
October	(r)	804.68	995.44	852.86	784.51	574.28	994.34	863.24	455.35
September		808.16	1,025.84	876.19	783.75	583.01	972.84	843.38	456.16
August		805.35	1,013.27	848.13	780.32	578.67	980.59	876.06	452.27
July		781.79	964.64	821.81	760.29	568.46	975.35	853.87	421.96
June		767.79	933.03	819.11	750.70	574.42	950.95	812.18	412.79
May		768.11	925.32	776.75	753.83	574.76	940.34	848.36	405.35
April		789.13	893.53	767.13	781.48	563.94	990.27	810.66	427.83
March		783.94	885.17	812.38	777.38	573.41	955.42	795.19	435.61
February		789.13	834.04	740.82	786.50	565.86	982.08	782.53	413.85
January		766.87	752.13	722.07	767.75	558.61	961.11	744.67	398.98
2003									
December		756.44	842.85	855.60	750.84	538.86	943.27	756.54	407.10
November		759.72	900.51	809.98	748.41	534.44	961.46	749.53	414.47

Source: Statistics Canada CANSIM.

2.5 Community Employment Insurance claims

	October 2004	September 2004	September to October % change
Beaver Creek	13	13	0.0%
Burwash Landing	x	x	x
Carcross	50	48	4.2%
Carmacks	49	50	-2.0%
Dawson City	248	245	1.2%
Faro	60	57	5.3%
Haines Junction	101	97	4.1%
Mayo	41	36	13.9%
Old Crow	11	10	10.0%
Pelly Crossing	38	41	-7.3%
Ross River	31	32	-3.1%
Tagish	19	18	5.6%
Teslin	53	45	17.8%
Watson Lake	115	126	-8.7%
Whitehorse	1,198	1,133	5.7%
Yukon*	2,080	1,998	4.1%

Community EI claims as a percentage of all Yukon claims



Source: Human Resources Development Canada
x = suppressed for confidentiality **Note:* Please see table footnotes on page 12.

2.6 Employment insurance beneficiaries, by type of benefit, unadjusted

		Total Beneficiaries*	Regular Beneficiaries	Sickness	Maternity	Parental	Training
2004							
November	(p)	1,310	980	40	60	130	90
October		1,090	770	40	60	130	80
September	(r)	840	560	40	70	120	50
August		780	540	40	60	130	0
July		820	570	40	70	130	0
June		880	630	40	60	130	20
May		1,170	890	40	60	130	40
April		1,540	1,210	40	60	120	100
March		1,610	1,260	50	50	120	120
February		1,670	1,320	50	50	120	130
January		1,680	1,350	40	50	120	120
2003							
December		1,500	1,190	50	50	110	80
November		1,300	990	50	60	110	90

Source: Statistics Canada CANSIM. ** Note:* Please see table footnotes on page 12.

■ **2.4** Comparing preliminary figures for November 2004 with November 2003, the following changes in average weekly earnings can be seen:

- Average weekly wages for the Yukon increased $53.98, or 7.1%.
- Goods-producing industry wages increased $64.78, or 7.2%.
- Construction industry wages increased $20.14, or 2.5%.
- Service-producing industry wages increased $52.05, or 7.0%.
- Trade industry wages increased $47.76, or 8.9%.
- Public administration wages increased $42.05, or 4.4%.
- Transportation and warehousing wages increased $113.86, or 15.2%.
- Accommodation & food services wages increased $52.34, or 12.6%.

■ **2.5** Employment Insurance claims in the Yukon increased 4.1% from September to October 2004. In Whitehorse, EI claims increased by 5.7%.

■ **2.6** Looking at the different types of employment insurance benefits and comparing November 2004 with November 2003, the following changes are apparent:

- Total beneficiaries increased 10, or 0.8%.
- Regular beneficiaries decreased 10, or 1.0%.
- Sickness beneficiaries decreased 10, or 20.0%.
- Maternity and Training beneficiaries remained the same.
- Parental beneficiaries increased 20, or 18.2%.

3. Consumer Prices

■ **3.1** The Consumer Price Index measures changes in prices, or what is usually referred to as inflation. Table 3.1 shows that as of December 2004, the annual rate of inflation in Whitehorse was 2.9% (This is 0.8 percentage points higher than the national rate of 2.1%). A year ago, in December 2003, the rate of inflation in Whitehorse was -0.4%. The annual average inflation rate in Whitehorse for 2004 was 1.0%.

■ **3.2** According to the Consumer Price Index, overall food prices in Whitehorse in December 2004 decreased 0.7% compared with the previous month. Comparing December 2004 to December 2003, overall food prices increased 5.1%. During the same time period, the only decrease was seen in bakery and other cereal products (0.6%), with fresh vegetables having the largest increase (15.8%).

■ **3.3** The Community Spatial Price Index compares prices in Whitehorse to prices in other Yukon communities. In October 2004, prices in Teslin were the closest to Whitehorse prices, Teslin being 6.9% higher. The highest prices of the communities surveyed were found in Dawson City (19.6% higher than Whitehorse).

■ 3.1 Consumer price index* (1992 = 100)

All-Items	Whitehorse		Canada	
Index	Index	Change from last year	Index	Change from last year
2004				
December	122.3	2.9%	125.4	2.1%
November	123.1	3.6%	125.7	2.4%
October	121.8	1.8%	125.2	2.3%
September	121.6	1.2%	124.9	1.8%
August	121.3	0.7%	124.8	1.9%
July	121.8	1.2%	125.0	2.3%
June	121.8	1.6%	125.1	2.5%
May	121.5	1.4%	125.0	2.5%
April	120.2	-0.1%	123.9	1.6%
March	119.9	-0.7%	123.6	0.7%
February	119.3	-1.1%	123.2	0.7%
January	118.9	-0.7%	122.9	1.2%
2003				
December	118.9	-0.4%	122.8	2.0%

Source: Statistics Canada CANSIM.
**Note:* Please see table footnotes on page 12.

■ 3.2 Food price index, Whitehorse (1992 = 100)

	December 2004	November 2004	% change Nov. to Dec. '04	December 2003	% change December '03 to December '04
ALL ITEMS	**122.3**	**123.1**	**-0.6%**	**118.9**	**2.9%**
Food	**124.5**	**125.4**	**-0.7%**	**118.5**	**5.1%**
Food Purchased from stores	118.5	120.1	**-1.3%**	114.2	**3.8%**
Meat	130.0	135.6	**-4.1%**	123.3	**5.4%**
Dairy products	122.7	122.9	**-0.2%**	119.5	**2.7%**
Bakery and other cereal products	117.3	117.2	**0.1%**	118.0	**-0.6%**
Fresh fruit	125.4	129.3	**-3.0%**	112.8	**11.2%**
Fresh vegetables	129.1	123.9	**4.2%**	111.5	**15.8%**
Food purchased from restaurants	140.0	139.3	**0.5%**	129.7	**7.9%**

Source: Statistics Canada CANSIM.

■ 3.3 Community spatial price index, October 2004 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Teslin	Watson Lake
Total Survey Items	**110.4**	**119.6**	**110.7**	**107.3**	**114.2**	**106.9**	..
Meat	104.9	99.9	93.2	93.5	100.0	92.3	..
Dairy/Eggs	115.5	107.5	114.3	106.5	122.9	102.6	..
Fruit/Veg.	106.6	124.9	108.6	127.7	140.2	120.4	..
Bread/Cereal	122.3	143.1	105.9	109.4	112.3	113.6	..
Other Foods	121.3	130.4	127.7	115.3	113.9	112.4	..
Household Operations	100.2	126.5	115.0	100.5	112.1	102.8	..
Health & Personal Care	..	162.2	137.6	..	..	..	..
Gasoline	102.3	107.5	106.4	102.0	108.6	99.3	..
Cigarettes	113.2	107.7	102.9	100.7	102.4	105.5	..

Source: Yukon Bureau of Statistics; ".." = insufficient data for reliable estimates.

4. Rental Units

4.1 Median rent*

	Whitehorse	Whitehorse						
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
2004								
December	660	650	675	695	625	675	530	575
September	650	650	600	695	625	675	505	575
June	650	650	600	695	625	675	505	575
March	650	650	600	693	625	675	505	575
2003								
December	650	650	600	693	625	675	505	575

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

4.2 Vacancy rate*

	Whitehorse	Whitehorse						
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
2004								
December	6.1	5.1	15.0	3.8	8.7	6.8	6.0	37.1
September	7.0	6.8	10.0	3.8	4.3	7.8	8.0	14.3
June	4.1	4.0	5.0	2.5	8.7	4.3	4.0	25.7
March	4.0	3.4	5.0	6.3	13.0	3.4	4.0	31.4
2003								
December	5.6	5.7	0.0	11.4	4.3	5.2	0.0	40.0

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

- **4.1** Comparing December 2004 to December 2003, median rents have changed in the following ways:
  - The overall median rent in Whitehorse increased $10 from $650 to $660.
  - Downtown, Porter Creek and Riverdale median rents were unchanged.
  - In Granger the median rent increased $75, or 12.5%.
  - In Takhini the median rent rose $25 or 5.0%.
  - In Watson Lake the median rent also remained unchanged.
- **4.2** The overall Whitehorse vacancy rate in December 2004 increased 0.5 percentage points from December 2003 and decreased 0.9 percentage points from September 2004.

5. Real Estate*

5.1 Value of real estate transactions

	Yukon	Whitehorse	Other
		($000)	
2004			
4th Quarter	29,273.7	25,671.3	3,602.4
3rd Quarter	63,020.6	53,105.8	9,914.8
2nd Quarter	46,700.9	37,532.5	9,168.5
1st Quarter	18,481.5	14,647.3	3,834.3
2003			
4th Quarter	33,907.7	27,113.8	6,793.8

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

5.2 Number & value of real estate transactions in Whitehorse

	Total	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial/ Industrial
Value of Real Estate Transactions ($000)								
2004								
4th Quarter	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	3,372.5
3rd Quarter	53,105.8	32,500.6	767.5	3,957.7	2,838.8	2,285.2	606.0	10,149.8
2nd Quarter	37,532.5	21,935.8	1,304.0	2,291.7	1,425.5	4,238.6	..	6,337.1
1st Quarter	14,647.3	9,876.7	134.4	867.3	209.5	776.2	..	2,783.2
2003								
4th Quarter	27,113.8	18,113.3	250.0	1,753.1	264.6	3,198.5	1,990.0	1,544.4
Number of Real Estate Transactions (no.)								
2004								
4th Quarter	146	89	6	20	3	19	..	9
3rd Quarter	283	173	15	35	21	17	4	18
2nd Quarter	227	121	24	20	13	33	..	16
1st Quarter	86	56	3	8	2	6	..	11
2003								
4th Quarter	170	106	4	16	3	29	4	8

Source: Yukon Bureau of Statistics.

- **5.1** Comparing fourth quarter 2004 figures with fourth quarter 2003, real estate transactions have:
  - decreased 13.7%, or $4,634,000, in the Yukon;
  - decreased 5.3%, or $1,442,500, in Whitehorse;
  - decreased 47.0%, or $3,191,400, in the areas outside of Whitehorse.
- **5.2** The average selling price for a single house in Whitehorse increased by 10.4%, or $17,800, from the fourth quarter of 2003($170,900) to the fourth quarter of 2004 ($188,700).

**Note: Please see table footnotes on page 12.*

6. Construction

■ **6.1** For the Yukon, the total value of building permits issued in January 2005 ($588,000) was $30,000, or 5.4% above the January 2004 figure of $558,000.

Note: In addition to new dwelling units, residential permits issued include renovations, garages and additions. Total permits does not include plumbing or stove permits issued.

■ **6.2** Comparing residential permits issued in January 2005 with January 2004 the following changes have occurred in the Yukon:

- The number of permits issued for new dwelling units decreased from 1 to 0.
- Other residential permits issued *(renovations, garages and additions) increased from 25 to 37.

■ **6.3** For Whitehorse, the total value of building permits issued in January 2005 ($306,000) was $231,000, or 43.0% below the January 2004 figure of $537,000.

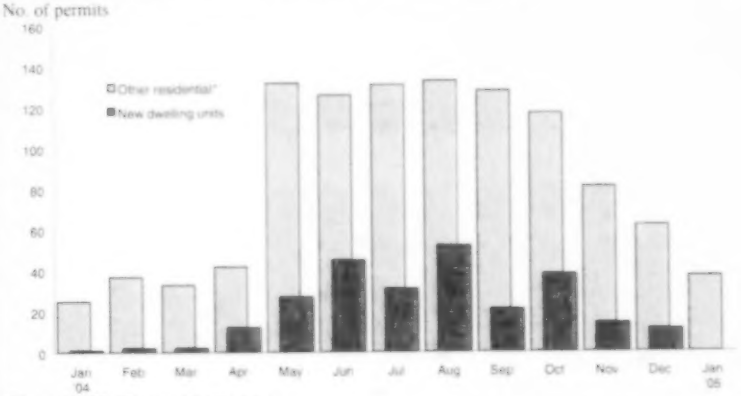
Note:
Total permits does not include plumbing or wood stove permits issued.

■ 6.1 Yukon building permits, number and value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2005										
January	45	588	37	346	1	106	1	30	6	106
2004										
December	80	1,229	73	1,119	1	5	2	13	4	92
November	116	5,314	95	2,233	2	2	7	585	12	2,493
October	174	9,050	155	5,190	-	-	8	256	11	3,604
September	164	4,041	149	3,506	-	-	7	69	8	467
August	204	8,084	185	6,216	2	68	7	781	10	1,019
July	186	7,482	162	5,861	3	354	14	720	7	547
June	193	7,023	171	6,184	3	200	3	310	16	330
May	185	30,743	159	4,416	5	549	8	25,214	13	564
April	63	1,887	54	1,725	2	9	1	90	6	63
March	48	1,206	35	319	2	332	5	492	6	64
February	46	846	39	220	-	-	-	-	7	626
January	34	558	26	350	3	103	1	40	4	65

Source: YTG Community Services.
**Note:* Please see table footnotes on page 12.

■ 6.2 Yukon residential building permits



Source: YTG Community Services.

■ 6.3 Whitehorse building permits, number and value*

	Total		Residential		Multi-Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2005												
January	25	306	18	65	-	-	1	106	1	30	5	105
2004												
December	57	890	56	798	-	-	-	-	-	-	3	92
November	85	4,284	73	1,823	-	-	2	2	1	20	9	2,438
October	117	6,010	110	4,106	-	-	-	-	1	2	6	1,902
September	117	2,866	108	2,457	-	-	-	-	4	50	5	360
August	136	5,441	124	3,798	1	8	1	18	5	756	5	862
July	129	4,753	123	4,250	1	0	2	269	-	-	3	234
June	120	4,347	105	3,269	2	708	3	200	-	-	10	171
May	127	30,494	114	3,533	1	1,150	3	428	6	25,156	3	227
April	49	1,492	41	1,331	-	-	2	9	1	90	5	62
March	33	1,108	25	258	1	19	2	332	3	484	2	15
February	36	777	31	167	-	-	-	-	-	-	5	610
January	31	537	23	329	-	-	3	103	1	40	4	65

Source: City of Whitehorse.
**Note:* Please see table footnotes on page 12.

7. Resources

7.1 London metal commodity prices*

	Gold		Silver		Lead		Zinc		Copper	
	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $
	($/troy oz)				($/kg)					
2005										
January	524.66	423.80	8.32	6.72	1.2504	1.0100	1.6131	1.3030	4.0551	3.2755
2004										
December	527.18	438.00	8.20	6.82	1.2710	1.0560	1.5286	1.2700	3.9472	3.2795
November	538.06	452.00	9.24	7.76	1.1797	0.9910	1.3856	1.1640	3.8831	3.2620
October	520.26	426.20	8.74	7.16	1.0968	0.8985	1.2463	1.0210	3.6023	2.9510
September	521.17	412.35	8.43	6.67	1.2184	0.9640	1.3637	1.0790	3.9686	3.1400
August	537.35	408.10	8.87	6.74	1.2133	0.9215	1.2640	0.9600	3.7486	2.8470
July	520.25	391.40	8.53	6.42	1.3810	1.0390	1.3545	1.0190	3.8547	2.9000
June	530.53	395.80	7.92	5.91	1.1635	0.8680	1.2962	0.9670	3.5715	2.6645
May	536.16	393.25	8.41	6.17	1.2352	0.9060	1.4956	1.0970	3.8591	2.8305
April	532.52	388.50	8.16	5.95	1.0075	0.7350	1.4098	1.0285	3.7722	2.7520
March	555.26	423.70	10.25	7.83	1.0864	0.8290	1.4239	1.0865	4.0200	3.0675
February	530.48	395.85	8.82	6.58	1.2664	0.9450	1.5136	1.1295	4.0029	2.9870
January	530.23	399.75	8.26	6.23	1.0439	0.7870	1.3543	1.0210	3.3014	2.4890

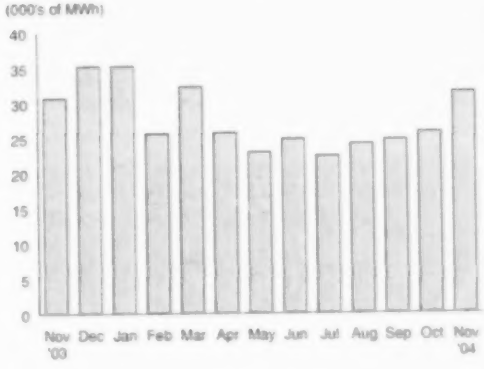
Source: London Bullion Market Association and London Metal Exchange.
**Note:* Please see table footnotes on page 12.

7.2 Electricity generated, Yukon

	Total	Hydro	Internal Combustion
	(MWh)		
2004			
November	31,476	29,482	1,994
October	25,796	23,810	1,986
September	24,678	22,697	1,981
August	24,135	22,402	1,733
July	22,377	20,057	2,320
June	24,780	22,992	1,788
May	22,943	21,392	1,551
April	25,740	23,948	1,792
March	32,324	30,442	1,882
February	25,575	23,371	2,204
January	35,236	33,029	2,207
2003			
December	35,228	32,591	2,637
November	30,697	28,615	2,082

Source: Statistics Canada CANSIM

7.3 Electricity generated, Yukon



7.4 Petroleum product domestic sales, Yukon

	Total*	Aviation Gasoline*	Motor Gasoline	Aviation Turbo Fuel	Stove Oil Kerosene	Diesel Fuel Oil	Light Fuel Oil	Lube Oils & Greases
	(cubic metres)							
2004								
September	12,331	110	3,146	792	1,437	5,742	1,074	28
August	13,728	190	3,715	959	205	6,859	1,749	49
July	14,488	326	4,406	1,599	111	6,384	1,619	42
June	12,237	285	3,895	1,136	119	5,067	1,692	43
May	9,507	94	3,283	567	256	4,192	1,085	30
April	10,626	41	3,407	739	656	4,248	1,505	28
March	11,348	29	3,022	898	1,465	3,896	2,027	11
February	11,423	19	2,567	682	1,729	4,115	2,279	29
January	12,900	10	3,147	403	2,329	3,877	3,113	21
2003								
December	10,998	11	2,708	510	1,991	3,322	2,428	28
November	10,272	16	3,064	387	1,303	3,696	1,773	30
October	11,066	53	2,754	771	1,047	4,572	1,823	42
September	13,032	107	3,754	953	1,253	4,760	2,156	48

Source: Statistics Canada CANSIM
**Note:* Please see table footnotes on page 12.

■ **7.1** From January 2004 to January 2005 the metal commodity prices (in Canadian funds) have changed as follows:

- Gold decreased $5.56 per troy ounce, or 1.0%.
- Silver increased $0.06 per troy ounce, or 0.8%.
- Lead increased 21 cents per kilogram, or 19.8%.
- Zinc increased 26 cents per kilogram, or 19.1%.
- Copper increased $0.75 per kilogram, or 22.8%.

■ **7.2 & 7.3** Comparing November 2004 with November 2003, electricity generated in the Yukon has increased from 30,697 MWh in November 2003 to 31,476 MWh in November 2004. This represents an increase of 779 MWh, or 2.5%.

■ **7.4** Comparing figures for petroleum sales (m^3) in September 2004 with sales figures for September 2003, the following changes have occurred:

- Total petroleum product sales decreased 5.4%.
- Aviation gasoline sales increased 2.8% (Aviation turbo fuel sales decreased 16.9%).
- Motor gasoline sales were down 16.2%.
- Diesel fuel oil sales increased 20.6%.
- Light fuel oil sales decreased 50.2%.

8. Trade

■ **8.1** The preliminary value of retail trade for November 2004 was $33,567,000. In November 2003, the value was $31,733,000. Comparing November 2004 with November 2003, retail sales have increased by $1,834,000, or 5.8%.

■ **8.2** Comparing preliminary figures for November 2004 with November 2003, wholesale sales increased by $2,616,000, or 43.4%.

**see notes 8.1 & 8.2 on page 12 concerning changes to retail and wholesale trade reporting.*

■ **8.4** Over the past year (Jan. '04 to Jan. '05), interest rates have changed as follows:

- The bank rate has remained the same at 2.75%
- The prime business rate has remained the same at 4.25%.
- The conventional mortgage rate (5-year) has remained the same at 6.05%.

■ **8.5 & 8.6** Total restaurant receipts for November 2004 were $3,371,400. This was up $844,000 compared to the November 2003 figure of $2,527,400.

On annual basis, in 2003 total restaurant receipts totalled $29,381,200. This was up $1,817,400, or 6.6%, compared with the 2002 annual figure of $27,563,800.

**Note: Please see table footnotes on page 12 regarding changes to the survey.*

■ 8.1 Retail sales, Yukon*

		Total Sales ($000)	Month-to-Month Change (%)
2004			
November	(p)	33,567	-4.1
October	(r)	34,992	-1.0
September		35,328	-13.8
August		40,995	-5.0
July		43,159	7.2
June		40,259	11.0
May		36,270	10.3
April		32,879	4.6
March		31,447	16.8
February		26,923	-8.0
January		29,268	-22.7
2003			
December		37,885	19.4
November		31,733	-5.8

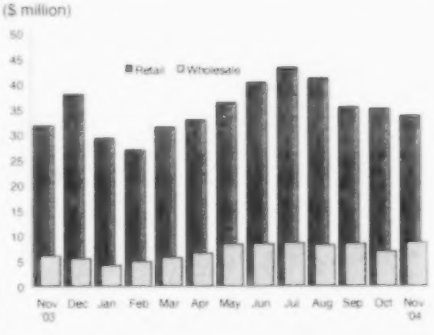
Source: Statistics Canada CANSIM.

■ 8.2 Wholesale sales, Yukon*

		Total Sales ($000)	Month-to-Month Change (%)
2004			
November	(p)	8,638	25.0
October	(r)	6,910	-17.8
September		8,402	2.6
August		8,190	-3.8
July		8,512	1.6
June		8,377	0.5
May		8,337	27.3
April		6,548	15.4
March		5,673	14.5
February		4,955	19.0
January		4,164	-24.9
2003			
December		5,543	-8.0
November		6,022	-21.0

Source: Statistics Canada CANSIM.

■ 8.3 Retail & wholesale, Yukon



■ 8.4 Selected interest rates

	Bank Rate*	Prime Business	5-year Mortgage
	---------- (%) ----------		
2005			
January	2.75	4.25	6.05
2004			
December	2.75	4.25	6.05
November	2.75	4.25	6.30
October	2.75	4.25	6.40
September	2.50	4.00	6.30
August	2.25	3.75	6.30
July	2.25	3.75	6.55
June	2.25	3.75	6.70
May	2.25	3.75	6.50
April	2.25	3.75	6.15
March	2.50	4.00	5.70
February	2.75	4.25	5.80
January	2.75	4.25	6.05

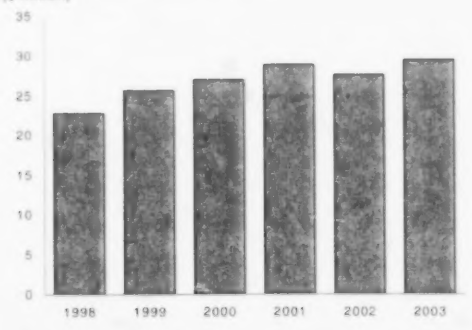
Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ 8.5 Restaurant, caterer and tavern receipts*, Yukon

	Total Restaurant Receipts ($000)	% change from same month last year
2004		
November	3,371.4	33.4%
October	3,644.1	34.7%
September	3,764.1	20.9%
August	3,487.2	12.0%
July	3,563.0	15.7%
June	3,274.7	18.4%
May	2,646.1	19.8%
April	2,391.1	24.8%
March	2,379.7	24.4%
February	2,203.4	25.7%
January	2,098.5	26.0%
2003		
December	2,623.1	25.7%
November	2,527.4	7.7%

Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ 8.6 Total restaurant, caterer and tavern receipts, Yukon*



9. Transportation

■ 9.1 Travellers entering Yukon by land through Canada Customs*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
2004	**377,779**	**37,154**	**31,202**	**283,316**	**26,107**
December	3,973	692	65	3,196	20
November	5,369	999	151	4,190	29
October	11,583	2,842	660	7,950	131
September	44,034	3,260	2,681	33,833	4,260
August	87,477	6,827	7,089	66,992	6,569
July	94,970	6,020	10,136	72,095	6,719
June	75,366	5,422	7,430	56,436	6,078
May	27,925	4,462	1,502	20,006	1,955
April	11,263	3,756	809	6,560	138
March	6,737	1,369	270	5,032	66
February	4,907	768	339	3,686	114
January	4,175	737	70	3,340	28
2003	**365,952**	**35,731**	**30,412**	**276,475**	**23,334**
December	5,099	688	78	4,296	37

Source: Bureau of Statistics.
*Note: Please see table footnotes on page 12.

■ **9.1** The number of visitors entering the Yukon by land in 2004 was 377,779 compared with 365,952 in 2003. This represents an increase of 11,827 people, or 3.2%, in 2004 over 2003.

Comparing 2004 with 2003, the following changes occurred:

- The number of Yukon travellers was up by 1,423, or 4.0%.
- Other Canadian travellers increased by 790, or 2.6%.
- U.S. travellers increased by 6,841, or 2.5%.
- Other foreign travellers increased by 2,773, or 11.9%.

■ 9.2 Aircraft movements, Yukon communities

	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
					(no.)				
2004									
August	117	80	1,096	103	406	133	39	809	2,688
July*	167	121	1,937	158	645	190	43	1,918	3,034
June*	126	77	1,028	70	298	163	85	1,053	2,558
May	18	44	390	18	114	100	33	440	3,183
April	39	15	217	6	37	164	18	181	2,737
March	64	2	183	10	59	101	20	134	2,278
February	6	4	229	11	39	129	18	191	2,042
January	6	..	114	2	60	51	5	87	615
2003									
December	25	8	188	5	16	125	16	124	778
November	15	25	254	12	8	59	26	187	845
October	20	83	236	37	83	78	47	342	1,795
September	45	68	405	121	290	191	116	588	1,803
August	63	94	612	111	257	101	77	835	2,684

Source: Statistics Canada, Aviation Statistics Centre.

*Note: The large increase in some communities for June and July 2004, can be attributed in large part to fire-fighting operations.

■ **9.2** Comparing August 2003 with August 2004, the number of aircraft movements in Yukon communities has changed as follows:

- The number of aircraft into and out of Whitehorse increased by 4, or 0.1%.
- In Dawson City, travel by aircraft increased by 484 flights, or 79.1%.
- In Mayo, aircraft travel increased by 149 flights, or 58.0%.
- In Watson Lake, travel by aircraft was down by 26 flights, or 3.1%.

Footnotes

1. Population

1.2 'Other' includes communities such as Champagne, Elsa, Jake's Corner, Johnson's Crossing, Keno City, Stewart Crossing, Swift River & Upper Liard. Increases in Marsh Lake population figures are attributable in part to the changing of postal addressses from Whitehorse to Marsh Lake.
1.4 Migration estimates are based on both migrants into and out of the Yukon, internationally as well as interprovincial movement according to the Child Tax Benefit files.

2. Employment

2.1 All Yukon figures from the Labour Force Survey are three-month moving averages based on 83% coverage.
2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals.
2.3 Territorial general government employment includes employees of all Yukon Government departments, as well as employees of the Yukon Workers' Compensation Health & Safety Board, etc. Territorial Health & Social Services includes employees at Whitehorse General Hospital, Alexander MacDonald Lodge, Children's Receiving Home and Assessment, Detoxification Centre, group homes, Norman D. Macaulay Lodge, Northern Network of Services and the Thomson Centre. Yukon Liquor Corp. and Yukon Development Corp./Yukon Energy Corp. are considered to be business enterprises and therefore employment figures are not included.
2.4 Yukon figures are for all employees, including overtime. Unclassified employees are excluded. As of June 2001, NAICS (North American Industrial Classification System) is used in lieu of the previous SIC (Standard Industrial Classification). Other NAICS categories are available by contacting YBS.
2.5 Yukon total includes some communities not listed. Claimants whose applications are pending are included.
2.6 The number of beneficiaries receiving total income benefits includes other types of benefits than those displayed, but excludes employment insurance claimants receiving employment and support measures benefits.

3. Consumer Prices

3.1 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Rental Units

4.1 & 4.2 The Yukon Rental Survey covers all buildings with four or more units. Rentals with less than four units (such as houses, suites and duplexes) are excluded from the survey.

5. Real Estate

5.1 & 5.2 Rounded data may not sum to totals.

6. Construction

6.1 Rounded data may not sum to totals. Permits issued in the communities are totalled on a calendar month.
6.3 Special permits or permits for demolitions may have dollar values of zero. Whitehorse permits are reported for a thirty-day period from the sixteenth of one month to the fifteenth of the following month for which the totals are reported.

7. Resources

7.1 Prices of lead, zinc and copper are London Metal Exchange "cash seller and settlement" prices. Prices of gold and silver are a.m. fix prices. Canadian prices are based on the conversion of US prices using the 'average noon' exchange rate at month-end by Bank of Canada.
7.4 'Total' includes other fuel sales. Domestic sales are by reporting companies, are exclusive of exports and sales to other reporting companies, and are adjusted for exports and imports by non-reporting companies.
7.4 'Aviation gasoline' includes all gasoline-type fuels for piston-type aircraft engines.

8. Trade

8.1 & 8.2 As of April 2004, retail and wholesale trade data collected collected by Statistics Canada are classified according to the North American Industry Classification System (NAICS 2002). This data is not comparable to the previously used Standard Industrial Classification (SIC 1980). Consequently, retail and wholesale trade estimates have been revised back to January 1991. The current figures should not be compared to previous corresponding sections of this publication.
8.4 Bank rate figures are from the last Wednesday of the month.
8.5 & 8.6 The Monthly Restaurants, Caterers and Taverns Survey (MRCTS) has undergone several important methodological changes commencing with the April 2004 reference month. As a result of these changes, total food services sales for Canada and the provinces and territories have been revised back to January 1998. Users must be aware that historical comparisons of estimates produced by the MRCTS prior to May 2004 reference month should be made only with revised historical data. Please note that kind of business (KOB) details and the number of locations have been suppressed for both the historical and the new series until revisions to the historical data can be processed.

9. Transportation

9.1 Not included in this table are travellers entering the Yukon from another province or territory, persons entering the Yukon by air and persons entering the Yukon by water.

Symbols & Abbreviations

-	nil or zero	I	January 1 to March 31
(--)	too small to be expressed	II	April 1 to June 30
(p)	preliminary figures	III	July 1 to September 30
(r)	revised figures	IV	October 1 to December 31
(000)	thousand	m^3	cubic metre
($)	dollar	(x)	suppressed for confidentiality
(MWh)	megawatt hour	(no.)	number
(kg)	kilogram	(%)	percent
..	not available		

Note: In some tabulations, rounded data may not sum to totals.

Yukon
Executive Council Office
Bureau of Statistics

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